

COUNTY OF SUFFOLK



STEVEN BELLONE
SUFFOLK COUNTY EXECUTIVE

SUFFOLK COUNTY PLANNING COMMISSION SUMMARY OF REGULARLY SCHEDULED MEETING

David L. Calone
Chairman

Sarah Lansdale, AICP
Director of Planning and
Environment

Date: October 2, 2013
Time: 2:00 p.m.
Location: Brookhaven Town Hall
2nd Floor Meeting Room
100 Independence Hill
Farmingville, New York 11738

Members Present (15)

Ramon Accettella – Town of Babylon
Michael Kelly – Town of Brookhaven
John P. Whelan – Town of East Hampton
Jennifer Casey – Town of Huntington
Matthew Chartrand – Town of Islip
Carl Gabrielsen – Town of Riverhead
J. Edward Shillingburg – Town of Shelter Island
John Finn – Town of Smithtown
Barbara Roberts – Town of Southampton
Thomas McAdam – Town of Southold
Adrienne Esposito – Villages Over 5,000
Michael Kaufman – Villages Under 5,000
Kevin G. Gershowitz – At Large
Glynis Margaret Berry – At Large
David Calone – At Large

Staff Present (6)

Sarah Lansdale – Director of Planning and Environment
Thomas Young – Assistant County Attorney (Counsel to the Commission)
Andrew Freleng – Chief Planner
Theodore Klein – Senior Planner
John Corral – Planner
Christine DeSalvo – Senior Clerk Typist

Call to Order

- The meeting of October 2, 2013 was called to order by David Calone, Chairman, at 2:10 p.m.

The Pledge of Allegiance

Swearing in of New Member – Ramon Accettella, Town of Babylon

Adoption of Minutes

- A motion to table the adoption of the September 2013 Meeting Minutes until the next meeting was made by Chairman Calone and unanimously approved.

Public Portion – Four persons from the public filled cards to address the Commission.

Chic Voorhis of Nelson, Pope & Voorhis spoke for clarification of the Commission's action taken at the September meeting on the application known as the "Hills at Southampton".

Anthony Guardino, Robert Lauro and Art Garritano spoke in support of the Holmesview Commons application being considered by the Commission.

Chairman's Report – First thanked the Town of Brookhaven and Supervisor Romaine for their hospitality for hosting today's commission meeting. The Chair also welcomed the newest Commission member Ray Accettella, and acknowledged Tom McAdam who will be leaving the Commission after today's meeting;

Chairman Calone updated the Commission as follows:

- The Commission has a number of projects being worked on right now including Professional Certification, the Public Safety model code, the Economic Development conference, the Comprehensive Plan, the Geothermal model code, Post Sandy resiliency work, and Sewer Financing.
- One of the things the Commission can be proud of is that the State of New York last week took the Unified Solar Permit Initiative that this Commission started 2 or 3 years ago and has expanded it across all of New York State.
- Very important to Suffolk County is Sewer Infrastructure Financing; there is the need to create new sources of sewer infrastructure funding and making sure that that funding is prioritized to areas where development is most needed and can be best accommodated like in downtowns and near transit hubs. The County's Sewer Infrastructure Finance Task Force hasn't met since the beginning of the summer, but the Chair indicated that he has been talking to County legislators and other County leaders about getting those conversations going again right after the upcoming elections.
- On the 'Professional Certification' which Jennifer Casey has helped to lead, along with John Finn, a memo has been drafted in order to get necessary State Legislature sponsorship for the program; which is the next step. The Town of Brookhaven and their Supervisor has agreed to be one of the pilot locations for the 'Professional Certification' program in Suffolk County. The Chair indicated that he and John Finn had spoken to State Senator Lee Zeldin who was very interested in supporting adoption of the legislation. We will follow-up with him with the letter Jennifer Casey drafted regarding supporting legislative sponsorship for the program in order for it to get going. Chair also stated there will be meetings with some of other State Legislators in the next few weeks to get their support for adoption of the legislation.

Chairman's Report (Continued)

- On the Commission's 'Public Safety' initiative, the Chairman acknowledged Commission member Tom McAdam who led the effort to put together the public safety design code principles that are now in the Commission Guidebook. Both of Brookhaven and Babylon are interested in taking our public safety design code and providing guidelines for their own planning board to keep public safety principles in mind when evaluating site plans. The Chairman indicated that he had very positive meetings over the summer with D.A. Spota and the County Executive's office. The Chairman also stated he met last week with Governor Cuomo's new head of public safety for the state, and he is very interested in working with us on refining the principles and possibly getting behind an effort to get them out, not just in Suffolk, but across New York State.
- On the 'economic development conference', we are aiming for a possible December or January date to make it happen. We are working on this in conjunction with the Suffolk County IDA CEO Anthony Manetta and the County Executive's office. Barbara Roberts will be the Commission member working on that.
- On the 'East End Wind Code', which was adopted by the Town of Brookhaven, the Chairman indicated that he is still waiting to hear what the Towns of East Hampton and Riverhead are doing to adopt some form of the wind code.
- On the 'Geothermal Code'; The Town of Brookhaven has adopted a geothermal code, and Commission members John Whelan and Mike Kaufman have been working on getting in touch with local geothermal contractors, who've indicated that they like Brookhaven's geothermal code. The Town of Islip has indicated that they were interested in potentially adopting a geothermal code of their own. The goal is to adopt the best geothermal practices and there is no reason why Brookhaven's geothermal code, perhaps after some fine tuning, shouldn't be a model code for the other towns throughout Suffolk County.
- The Annual Planning Federation Conference update – has sponsorship including the LI Index/Rauch Foundation, and keynote Speaker Kevin Law. Chairman asked that individual Commission members who have signed up to participate please verify after the conclusion of this meeting the panels they will be involved in moderating.
- On the County's Comprehensive Plan, the consultant firm AKRF, has been chosen to complete the Comp Plan. There is Stephen Holley from AKRF here today to update the Commission.

Director's Report – Planning Director Sarah Lansdale informed the Commission about recent activities within the Division including the following:

- The newly created Suffolk County Land Bank is up and running, with the support of the Town of Brookhaven and all the other Towns. Most recently the Land Bank sent out 133 letters, in conjunction with the Treasurer's Office, to certain property owners, delinquent on real estate taxes, informing them that they have a deadline for paying back taxes owed to the County. To date, 41 of those owners paid up their property taxes. The Land Bank is also working with the U.S. Department of Environmental Protection, and recently received funding to do Phase 1 and Phase 2 environmental site assessments on 4 potential Land Bank properties. These assessments are to be done before the properties are to be transferred into the County's Land Bank.

Guest Speakers

- **Hon. Edward Romaine**, Brookhaven Town Supervisor, welcomed the Commission to the Brookhaven Town Hall, and gave a general overview of the Town's long-term planning concerns, including the protection of the Carmens River Watershed; the development of the Ronkonkoma Hub; the Town's newly adopted multi-family zoning code; their alternative energy initiatives including a very ambitious solar and wind energy program; eliminating some land use eyesores and creating a vacant building registry. Supervisor Romaine also indicated he's focusing on neighborhood preservation by fighting the widespread illegal conversion of single family dwellings into rooming houses, which he stated is having a negative impact on numerous communities within the Town of Brookhaven.
- **Tullio Burtoli**, Commissioner, Planning and Environment, Town of Brookhaven; presented an outline of the attributes of the Town's proposed Carmans River Conservation and Management Plan and addressed some of the questions of the Commission.

Section A14-14 thru A14-25 of the Suffolk County Administrative Code

- **Adoption of the Carmans River Conservation and Management Plan**; referred by the Town of Brookhaven, received on September 19, 2013 – the Commission's jurisdiction for review is that the application is the proposed adoption of a municipal comprehensive management plan and comprehensive plan amendment. The Town proposes adoption of the Plan so as to "preserve, protect, and restore the water quality in the surface waters of the Carmans River and various ecosystems and species that are associated with and dependent upon the Carmans River". The recommendations set forth in the Plan include "the purchase of selected parcels, rezoning of parcels and areas, and an expansion of the Central Pine Barrens Preservation Area".

The staff report recommended approval for adopting the Management Plan and amending the Town Comprehensive Plan with two (2) comments. The Commission resolved to generally agree and approved the proposed adoption and amendment offering two (2) comments to the Town of Brookhaven for their consideration and use.

The motion to approve the application with two (2) comments was made by Commission member Finn and seconded by Commission member Gershowitz, vote Approved; 14 ayes, 0 nays, 0 abstentions, 1 recusal (Kaufman).

- **Holmesview Commons**; referred by the Town of Brookhaven, received on August 30, 2013 – the Commission's jurisdiction for review is that the application is adjacent to two County Roads, Horseblock Road (CR 16) and North Ocean Avenue (CR 83). The application is a request for a change of zone (on a portion of the subject property) from the A-1 Residence District to the J-2 Business District to permit the development of a Retail Shopping Center on approximately 20.61 acres.

The staff report recommended approval with four (4) comments for the consideration and use of the Town of Brookhaven. The Commission resolved to generally agree and approved the proposed change of zone offering a total of six (6) comments to the Town of Brookhaven for their consideration and use.

Section A14-14 thru A14-25 of the Suffolk County Administrative Code (Continued)

- **Holmesview Commons** (Continued)

The motion to approve the application with six (6) comments was made by 1st Vice Chair Kelly and seconded by Commission member Accettella, vote Approved; 15 ayes, 0 nays, 0 abstentions.

Guest Speakers (Continued & Taken Out Of Order)

- **Stephen Holley**, AKRF Inc., Vice President; the lead consultant chosen to complete Suffolk County's Comprehensive Plan, gave the Commission an overview on the issues to be addressed in the Plan; including effective transportation systems, land use planning, environmental protection, sustainable economic development; including agricultural resources; looking into allowing increased density in appropriate locations, and help to decide what makes the best sense for the County's future prosperity so the economy can grow based on sustainable smart growth planning principals. Finally develop an action plan to achieve the County's goals.

Discussion

- **Sewer Funding**; \$20 million is scheduled for a Suffolk County Legislative vote next week, and the Commission briefly discussed its importance to four designated projects, and also the likelihood of more sewer funds in the future being available for other projects.
- **Honoring Thomas McAdam**; who will be stepping down after 6 years as a Commission member. The Chair and the Commission expressed their appreciation for his service to the Commission and the County. Thomas McAdam spoke briefly of his gratitude of having the valuable opportunity to serve on the Commission.

Meeting Adjourned (4:30 p.m.)

- The motion to adjourn the meeting was made by Commission member McAdam and seconded by 1st Vice Chair Esposito, and unanimously approved.